

# CITY OF SAN BRUNO

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## STAFF

Tom Williams  
*Community Development Director*  
Aaron Akin, AICP, *Associate Planner*  
Pamela Thompson, *City Attorney*  
Tanya Benedik, *Recording Secretary*

## PLANNING COMMISSIONERS

Perry Petersen, *Chair*  
Joe Sammut, *Vice-Chair*  
Mary Lou Johnson  
Bob Marshall Jr.  
Robert Schindler  
Mark Tobin  
Kevin Chase

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## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION MINUTES

May 4, 2004

San Bruno Senior Center  
1515 Crystal Springs Blvd.  
7:00 P.M. to 8:15 P.M.

CALL TO ORDER at 7:00 p.m.

### ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Vice Chair Sammut	X	
Commissioner Johnson	X	
Commissioner Marshall		X
Commissioner Schindler	X	
Commissioner Chase	X	
Commissioner Tobin	X	

### STAFF PRESENT:

Planning Division: **Tom Williams**, Community Development Director  
**Aaron Akin**, Associate Planner  
**Tanya Benedik**, Secretary

Fire Department: **Dan Voreyer**, Fire Chief  
**George Devendorf**, Fire Marshall

**Pledge of Allegiance** **Commissioner Johnson**

1. **Approval of Minutes** N/A
2. **Communication** N/A
3. **Public Comment** N/A
4. **1150 El Camino Real**

Request for approval of the Tentative Parcel Map to create a separate parcel within an existing parcel per chapter 12.32 of the San Bruno Zoning Ordinance- TM-04-01 – *Tanforan Shopping Center, LLP, applicant, Sears & Roebuck Company, owner.*

Staff recommends that the San Bruno Planning Commission approve Tentative Parcel Map 04-01 subject to the attached Findings of Fact (1-14) and Conditions of Approval (1-49).

**Housing and Redevelopment Manager Sullivan** was present to enter staff report.

Public Hearing Opened

**Applicant Emile Hons** was present to answer any questions. **Commissioner Tobin** asked if the Sears Automotive Center was going to remain. **Mr. Hons** replied that they would. **Vice Chair Sammut** asked why Sears was requesting this parcel change. **Mr. Hons** replied that Sears want to keep the ownership of the land, and they (Tanforan) will lease it.

**Vice Chair Sammut** asked staff when they normally approve something, if the conditions of approval have some sort of notation as to hours of construction, or rules regarding construction hours, and if this particular project would fall under the general jurisdiction of what is happening at Tanforan. **Housing and Redevelopment Manager Sullivan** stated that it would fall under the same conditions. He also added that any improvements done to the site prior to Arch Review permit for new project, they could condition times of construction again. **Community Development Director Williams** reminded the commission that what they are reviewing is only the parcel map that actually subdivides the lot for leasing purposes. **Commissioner Tobin** expressed concern with the deviation of the original plan. He felt that it was proposed nicer than it is going to be. He requested to be on the arch review when it finally does go to that process. **Housing and Redevelopment Manager Sullivan** stated that it doesn't really deviate from what was originally approved. There will be a ramp connecting the mall with the parking structure, and he believes those were included as conditions of approval. **Commissioner Johnson** asked if the same developer is in charge of this part of the project that is in charge of the entire project. **Housing and Redevelopment Manager Sullivan** stated that it was. Chair Petersen asked if the entrance that was previously proposed going to be constructed. **Community Development Director Williams** stated that was a legal issue pending between the city and BART.

Public Hearing Closed

**Motion Sammut /Second Tobin** to approve Tentative Parcel Map 04-01 subject to the attached Findings of Fact (1-14) and Conditions of Approval (1-49).

VOTE:	6-0-0
AYES:	6
NOES:	0
ABSTAIN:	0

**(Chair Petersen advised of 10-day appeal period.)**

**FINDINGS OF FACT**

1. Proper notice of the public hearing was given by legal notice published in the San Mateo Times on April 10, 2004 and notices were mailed to property owners within 300 feet of the project site on April 9, 2004. This item was heard and continued at the April 20, 2004 Planning Commission meeting.

2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Section 12.32.160.
3. This project is subject to the Environmental Impact Report (SCH # 98112029) prepared for the San Bruno Redevelopment Project Area Plan in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21080, subd. (c)), and the Tanforan Park Shopping Center Improvements Addendum (201378), dated December 9, 2002.
4. As demonstrated in the Environmental Impact Report (SCH # 98112029), the real property to be subdivided, and the lot or parcel to be created is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.
5. As demonstrated in the Environmental Impact Report (SCH # 98112029), the lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning ordinance.
6. As demonstrated in the Environmental Impact Report (SCH # 98112029) the site is physically suitable for the type and proposed density of development.
7. As demonstrated in the Environmental Impact Report (SCH # 98112029), and verified by the City Engineer, there is an adequate water supply locally and regionally to support this development.
8. As demonstrated in the Environmental Impact Report (SCH # 98112029), the design of the subdivision and improvements, and the type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.
9. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
10. The applicant has demonstrated that he intends to obtain a building permit within six (6) months of this approval.
11. The proposed planned development conforms to the general plan in terms of general location, density and general standards of development and criteria contained in this chapter.
12. The development of a harmonious integrated project justifies exceptions to the normal requirements to the extent allowed in San Bruno Municipal Code chapter 12.116.
13. The proposed parcel map, together with the provisions for its design and improvement, is consistent with the general plan and any specific plan as specified in Section 65451 of the Government Code.
14. As demonstrated in the Environmental Impact Report, the Planning Commission has considered the effect of this development on the housing needs of the region and has balanced these needs against the public service needs of the residents of the City of San Bruno and available fiscal and environmental resources."

## **CONDITIONS OF APPROVAL**

### **COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS (1-13)**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of City TM-04-01 shall not be valid for any purpose. TM-04-01 shall expire two (2) years from the date of City Council approval unless a building permit has been secured.
2. The applicant shall secure an Architectural Review Permit before construction can proceed.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed.
4. The applicant shall apply graffiti coating to all fences and retaining walls.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. Construction shall be limited to the hours as set forth in the Municipal Code.
7. The city reserves the right to require the subdivider to provide easements for public utilities as needed.
8. Prior to recordation of the final parcel map, an improvement plan for public improvements shall be submitted by the subdivider to the city for review and comment.
9. Prior to the recordation of the final parcel map, the subdivider shall submit to the city for review and comment a landscape-planting plan.
10. Prior to the recordation of the final parcel map, the subdivider shall submit to the city an appraisal report, which indicates the value of the improved land as a result of the subdivision to determine in-lieu fees.
11. Prior to the recordation of the final parcel map the subdivider shall submit to the city a recreation fee based upon the formula set forth in Section 12.44.140.
12. Prior to the issuance of a city building permit, a maintenance of landscaping agreement shall be signed by the subdivider for the maintenance of the proposed street trees, which agreement shall run with the land and be binding upon successors in interest of the subdivider.
13. The city reserves the right to require full replacement of existing curb, gutter and sidewalk improvements along the frontage of the subdivision.

### **FIRE DEPARTMENT CONDITIONS (14)**

14. Prior to recordation of the final parcel map, the property address shall be assigned and posted.

## **PUBLIC WORKS CONDITIONS**

15. Under TENTATIVE MAP heading, correct the misspelled word RECORED to RECORDED.
16. The tentative parcel map should indicate the type of all easements shown on Parcels A, B, and C.
17. The applicant should submit a copy of CC&Rs as noted in the Title Report.
18. Prior to recordation of the final map, the applicant shall submit an Reciprocal Easement Agreement (REA), any amendments thereto, which provides ingress and egress to the subject parcel and all future users
19. The size of lettering shall be revised to make the tentative parcel map and the utilities affected more legible.
20. The tentative parcel map should specify the location of egress and ingress easements for all parcels anticipated to use the parking structure.
21. Prior to recordation of final map, the applicant shall provide documentation from all utility companies having utilities within the parking structure area. The documentation shall include consent to relocation and approval of the new location as well as the appropriate easement documentation for the new utilities.
22. Prior to recordation of final map, any existing utility easement within the proposed lot shall be abandoned or relocated.
23. Prior to recordation of final map, the applicant shall provide hydraulic computations indicating the operation of the modified drainage system.
24. The tentative parcel map shall indicate the proposed setbacks from the property line to the parking structure.
25. Prior to recordation of final map, the applicant shall submit drawings and details for relocation and abandonment of each utility.
26. Prior to recordation of final map, the applicant shall submit documents indicating the surface drainage pattern along the existing surface parking lot and redirection of the surface flows.
27. Prior to issuance of the building permit the applicant will be required to provide right of entry documents on Parcel A, as necessary, to construct the improvements. The tentative parcel map indicates the extent of the improvement for the parking lot is beyond the proposed boundary of the site.
28. Prior to start of construction, project shall meet all mandates of the NPDES.
29. The tentative parcel map indicates the map has been compiled from the record. However, there are a number of structures and facilities shown that are the result of a survey. Show any permanent monuments found that were found as part of the survey. Verify the location of the structures and utilities as shown on the drawing.
30. The tentative parcel map should be modified to meet the minimum size lettering in order to make the map more legible.

31. Prior to recordation of the final map the applicant shall indicate the location of various utility connections to the structure and the adequacy of various services. The appropriate easements for such utilities beyond the boundaries of parcel one shall also be submitted and shown on the final map.
32. The Developer shall pay and construct all improvements to private land and implement any conditions or mitigation measures applicable to private land.
33. The Developer shall be responsible for the cost of all City Reviews and inspections required for all improvements associated with the Development.
34. The Developer shall pay all required Development Impact Fees, post performance bond for and/or Development Agreement prior to recordation of any final map associated with the land as applicable.
35. Prior to the recordation of any Final Map/Parcel Map, as applicable to the area encompassed by any Final Map/Parcel Map, all applicable conditions of approval of the approved Tentative Parcel Map, as revised or amended, and Development Plans pertaining to subdivision improvements, shall be satisfied unless otherwise approved by the City.
36. The Developer shall submit a site specific geotechnical soil and foundation studies, report, and recommendations in regard to underlying soils, future subsidence, consolidation, liquefaction, seismic safety, water table, and perimeter lands, foundations of structures, and pavement structural sections. All Improvements shall reflect the recommendations contained within the reports. The reports shall be filed with the City Engineer, in conjunction with the Improvement Plans. The Developer shall submit supplemental soils reports, as determined necessary by the City Engineer or project soils engineer to clarify localized soil conditions and requirements for each phase of construction. The soils engineer will review all fieldwork including, but not limited to, excavation, shoring, trenching, roadway sub-grade preparation and compaction, roadway finished subbase/base placement and compaction, and trenching.
37. Prior to the recordation of the Final Map, the Developer shall submit engineered Improvement Plans (including specifications & engineers cost estimates), for approval by the City Engineer, showing the infrastructure necessary to serve the Development. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining and/or soundwalls, sanitary sewers, and storm drains, pump/lift stations, street lightings, common area landscaping and other project improvements.
38. Prior to the issuance of a building permit and recordation of a final map/parcel map the Developer shall demonstrate adequate emergency vehicle access satisfactory to the City of San Bruno Fire Marshal, and shall demonstrate adequate utility capacity for the development (this includes storm drainage, sanitary sewer, and water).
39. Prior to the approval of any Improvement Plans, Developer shall provide the City Engineer and Director of Planning a post-construction plan incorporating BMPs into the storm drainage system.
40. As part of the Improvement Plans, Developer shall prepare and submit a grading plan with appropriate erosion control measures for the over all grading of each parcel after demolition showing runoff containment until each parcel is developed with post-construction BMPs. A maintenance plan shall be submitted to the City Engineer

indicating contractor responsible for maintaining the erosion control plan for the duration of the project. This shall include dust control, but not limited to BMPs as outlined in the SWPPP, and to the satisfaction of the City of San Bruno and shall meet all RWQCB requirements.

41. Prior to the issuance of a grading permit, the applicant shall obtain from the California State Water Resources Control Board a General Construction Activity Storm Water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities. The permit shall include any work by public and/or private utilities performing work on behalf of the applicant.
42. In conjunction with submittal of Grading Plans, the Developer shall file a Notice of Intent for storm water discharge with the Regional Water Quality Control Board. A copy of the filing shall be submitted to the City Engineer as part of the required Improvement Plans for the site.
43. SWPPP shall be submitted to the City of San Bruno and the Regional Water Quality Control Board prior to the approval of the improvement plans, and subsequent to the approval and issuance of grading and building permit.
44. During construction, the Developer shall ensure that a program of dust control is implemented consistent with BAAQMD requirements.
45. The Approved SWPPP shall be maintained on site during construction, and shall be amended as appropriate during the development of each parcel. The Developer shall ensure that the SWPPP shall be amended prior to the approval of a grading plan for each parcel.
46. A water tank or on-site water source shall be maintained at the site, and utilized for dust control during the duration of the project construction, including holidays, and weekends.
47. Construction activities shall be limited to the times set forth in the Municipal Code except where revised in the permits for each particular project.
48. All construction equipment shall be properly tuned and maintained to keep emissions of NOX to a minimum during construction. Maintenance records shall be kept on-site for all construction vehicles. Properly muffled construction equipment and trucks, in accordance with manufacturer specifications, shall be used.
49. At the completion of construction of the improvements, the Developer shall provide all required information to the City including, but not limited to, all certifications, warranties, guarantees, proof of payment to outside agencies and as-built drawings.

5. **533 San Mateo Avenue**

Request for a parking exception per Chapter 12.100 of the San Bruno Zoning Ordinance and a Use Permit for a restaurant with alcoholic beverage sales per Ordinance No. 1685 and 1686; Maria Ayar, applicant, Robert A. Habeeb, owner – **PE-04-01, UP-04-12.**

Staff recommends that the Planning Commission approve Parking Exception 04-01 and Conditional Use Permit 04-12, subject to the attached Findings of Fact (1-13) and Conditions of Approval (1-33).

**Housing and Redevelopment Manager Sullivan** was present to enter staff report.

**Commissioner Tobin** asked if the facade improvement would be done in same timeline of the entire project so that the exterior would be completed in conjunction to the interior part of the project. **Community Development Director Williams** stated that it was a condition of approval to have the exterior of the building done and occupancy will not be allowed until it has been completed. **Commissioner Johnson** asked about any guidelines about outdoor dining. **Housing and Redevelopment Manager Sullivan** stated that police had some separation from the sidewalk issues, and ABC required a 3-foot barrier to separate the public space to the eating area, this is why they integrated the planting area. **Vice Chair Sammut** asked **Housing and Redevelopment Manager Sullivan** about the hours of operation. **Housing and Redevelopment Manager Sullivan** suggested that the applicant discuss this with the Commission.

**Commissioner Chase** asked about findings for approval #8, he thought that there was just going to be facade work, and not sure why this finding is included. **Community Development Director Williams** stated that this was because if for example the planter boxes are broken or somehow needed replacement. So this was a “catch-all” type of condition, but it could be amended or eliminated. **Commissioner Chase** suggested putting this finding (#8) it in conditions of approval instead, and it is more specific (he also suggested striking the word “excessively”. Also he questioned #11, 12 and 13 (Findings) **Housing and Redevelopment Manager Sullivan** explained to the commission that staff is fine tuning this. This is the first time this has occurred, and this is the language that is used in the actual ordinance. Staff added this to basically cover the City in the event that something might happen. **Commissioner Johnson** asked about information on music. And if there were any restrictions or music addressed. Staff recommended having the applicant address the music situation. **Vice Chair Sammut** asked about the conditions of approval and if all the conditions were supposed to be posted publicly in the restaurant. **Community Development Director Williams** stated that only police department conditions would be posted in a restaurant. **Vice Chair Sammut** asked to have the condition changed to read, “all Police Department conditions must be posted”.

#### Public Hearing Opened

**Architect Mark Cronaner** from 1800 Laguna Street was present. He stated that the hours of operation were until 10 p.m outside only but didn't feel that applied to the indoor dining. He stated that he would want the hours of operation to be 10- 10, Friday and Saturday outdoor dining being closed at 10, but indoor dining to continue until 11 p.m. **Commissioner Tobin** asked if the hours of operation would be added to condition #14. **Chair Petersen** stated that the motion maker would make that recommendation. **Commissioner Tobin** asked if this would be a self serve restaurant. Applicant stated that it would. Wait staff will serve drinks. **Commissioner Johnson** asked about music. Applicant stated that at this time there has not been any interest in having live music there. **Vice Chair Sammut** asked about the parking exception, applicant stated that in the evening it wouldn't be a problem, and although the parking lot across the street is generally full, but they are close to the end of the block, and may be able to find parking around the corner. **Commissioner Tobin** asked about the suggestion at Arch Review about the patio area being heated. **Mr. Cronaner** stated that it would be heated.

#### Public Hearing Closed

Community Development Director Williams confirmed the hours of operation with the commission as 10 a.m. – 10 p.m. Sunday – Thursday, & 10 a.m. –11 p.m. Friday & Saturday, with the outside dining to be from 10 a.m. – 10 p.m. at all times.

**Motion Johnson/Second Schindler to** approve Parking Exception 04-01 and Conditional Use Permit 04-12, subject to the attached Findings of Fact (1-13) and Conditions of Approval (1-33). (Condition #14 to reflect the hours of operation that was approved by the commission).

VOTE: 6-0-0



AYES: 6  
NOES: 0  
ABSTAIN: 0

**(Chair Petersen advised of 10-day appeal period.)**

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by posting the meeting agenda in San Bruno City Hall on April 9, 2004 and publication in the San Mateo Times on April 10, 2004. At the April 20, 2004 Planning Commission meeting, this application was heard and continued to the May 4<sup>th</sup> Planning Commission meeting.
2. The Parking Exception and Conditional Use Permit to allow establishment of a restaurant at 533 San Mateo Avenue will not be injurious or detrimental to properties and improvements in the neighborhood or to the general welfare of the city because the project complies with the Chapter 12.100 of the San Bruno Zoning Ordinance as nearly as reasonably possible and with San Bruno City Ordinance No. 1685.
3. The location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.
4. The general appearance of the property is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property or to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
5. The proposed building alterations as conditioned will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
6. The proposal is consistent with the San Bruno General Plan, which designates the property for commercial purposes. The proposal is also consistent with the San Bruno Redevelopment Plan, the Building Façade Improvement Program Guidelines dated June 10, 2003 and the Downtown Design Guidelines dated February 1987.
7. The improvement, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.
8. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.
9. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.
10. The activity or use is not expected to jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
11. The activity or use is not expected to result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially

in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.

12. The activity or use is not expected to result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
13. The upkeep and operating characteristics of the activity or use is expected to be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

## **CONDITIONS OF APPROVAL**

### **COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS (1-18)**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary Hearing" to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Parking Exception 04-01, and Use Permit 04-12 shall not be valid for any purpose. Architectural Review permit 04-04, Parking Exception 04-01, and Use Permit 04-12 shall expire one (1) year from the date of approval unless the plan is executed.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The proposal for construction at 533 San Mateo Avenue shall be built according to the plans accompanying this report and approved by the Architectural Review Committee on March 11, 2004, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
4. The applicant and any successor in interest, shall agree to operate the restaurant at 533 San Mateo Avenue in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
5. The applicant shall submit specific materials for review by staff base treatment for the storefront composed of exterior tile material upon approval by the Architectural Review Committee.
6. The applicant shall obtain a City building permit before construction can proceed.
7. All signs shall be reviewed and approved by the Planning Department in accordance with the Sign Regulations of the San Bruno Zoning Ordinance.
8. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
9. Materials and debris shall not be stockpiled within the City right-of-way.
10. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front and rear of the building.
11. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids.
12. The property owner shall comply with the requirements of the San Bruno Recycling Ordinance.

13. The applicant shall coordinate the construction of improvements with the City staff of the Building Façade Improvement Program.
14. The permitted hours of operation of the restaurant shall be between the hours of 10:00 AM to 10:00 PM from Sunday to Thursday, and from 10:00 AM to 11:00 PM Friday and Saturday with the exception that the outside eating area shall close at 10:00 PM seven days a week. Any changes to these hours of operation shall require prior authorization from the Community Development Director.
15. The applicant/owner shall provide prompt cleaning/repainting of any graffiti on the building exterior.
16. The applicant shall comply with all Alcohol and Beverage Control requirements and the performance standards of City of San Bruno Ordinance 1685.
17. The applicant shall meet all San Mateo County Health Department requirements regarding the creation and operation of a restaurant.
18. The licensee shall be responsible for maintaining a litter free environment adjacent to premises over which they control.

#### **FIRE DEPARTMENT CONDITIONS (19-24)**

19. Provide minimum 8-inch address numbers with evening illumination. Submit plan details of color and contrast of address numbers.
20. Provide emergency lighting for dining area and exit pathway.
21. If restaurant includes a grill or deep fat frying, provide automatic extinguishing system.
22. A-3 to R-1 or R-3 require one hour occupancy separation.
23. Comply with CBC fire occupancy separations between first and second floor. Indicate the second floor use on the building plans.
24. Show the exit from the second floor residential use on building plans.

#### **PUBLIC WORKS DEPARTMENT CONDITIONS (25-27)**

25. Encroachment permit for Engineering Department required prior to work per Municipal Code 8.16.010.
26. Install sanitary sewer lateral cleanout per City standards. Show location, size and details of City Cleanout.
27. Install backflow devices for domestic, irrigation, and fire lines. Show size, locations and details of service lines on plans.

#### **POLICE DEPARTMENT CONDITIONS (28-33)**

28. Loitering in or about the premises is prohibited.
29. All provisions of the San Bruno Municipal Code shall be strictly adhered to.
30. All violations of the law, or threatened violations of the law shall be immediately reported to the San Bruno Police Department and full cooperation by employees and management shall be given.
31. Any request by anyone in the establishment for an employee to contact the Police shall be immediately honored, without question.
32. Labor Code section 6404.5 regulating smoking shall be enforced at all times.
33. Management shall post all Police Department conditions of approval under load occupancy sign.

**6.     Staff Discussion**

Presentation by Fire Department (Fire Chief Voreyer and Fire Marshall Devendorf) regarding fire flows, and fire flow requirements.

May 13, 2004 - Arch. Review: Commissioner Tobin, Chair Petersen and Vice Chair Sammut

**7.     Planning Commission Discussion**

N/A

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**Tom Williams,**  
Secretary to the Planning Commission  
City of San Bruno

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**Perry Petersen,** Chairperson  
Planning Commission  
City of San Bruno

NEXT MEETING: May 4, 2004

TCW/tb

Adjourned at: 8:20 p.m.